

Initial Estimate of Year 1 Association Budget

Revenue (Assessments)

Operating	\$3,107,989
Reserves	\$400,000
Master Association	\$398,007
Reserve Interest	\$13,300
Other	\$84,000
Total Association Revenue	\$4,003,296

Expenses

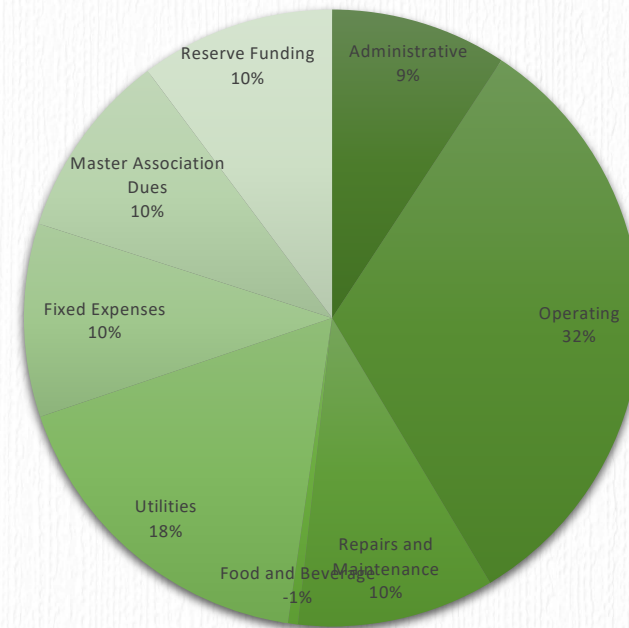
Administrative	\$374,649
Operating	\$1,301,259
Repairs and Maintenance	\$418,500
Food and Beverage	(\$21,066)
Utilities	\$708,647
Fixed Expenses	\$410,000
Master Association Dues	\$398,007

Total Expenses **\$3,589,996**

Reserve Funding **\$413,300**

Net Income **\$0**

Distribution of Expenses



Notes:

- 1) All values are estimates as of August 2025. Information and assumptions subject to change.
- 2) All values are shown in 2024 dollars. Inflation is excluded.
- 3) Management fee calculated at 7.5%.
- 4) Annual cable and internet expenses are in addition to this budget. Currently \$840 per unit per year.
- 5) Unit electricity excluded from this budget. Sub-metered and paid directly by each owner to Rocky Mountain Power.